



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Specialty Name: Warehouses

Sales - Improved Summary:

Number of Sales: 53

Range of Sale Dates: 1/29/96 – 2/24/99

Sales – Ratio Study Summary:

	Total	Sale Price	Ratio	COV
1998 Value	\$5,158,000	\$5,765,900	89.5%	18.64%
1999 Value	\$5,418,200	\$5,765,900	94.0%	16.00%
Change	+\$260,200		+4.5%	-2.64%*
%Change	+5.04%		+5.03%	-14.2%*

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of –2.64% and –14.2% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis.

Population - Average Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$1,662,300	\$2,859,000	\$4,521,300
1999 Value	\$1,734,000	\$2,998,500	\$4,732,500
Percent Change	+4.31%	+4.88%	+4.67%

1998 Total Assessed Value: \$2,726,362,300

1999 Total Assessed Value: \$2,853,718,770

Number of improved Parcels in the Population: 603

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.